

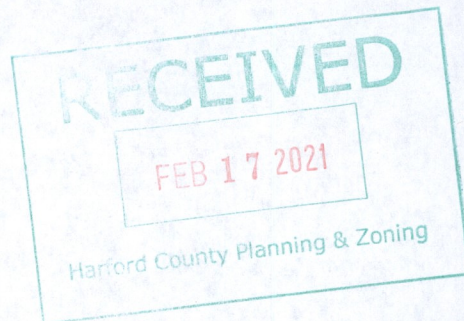
COPPERMINE COMMUNITY INPUT MEETING

January 11, 2021

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The within proceedings was taken on January
11, 2021, at 6:14 p.m., before Monica A. Sienkiewicz,
Notary Public.

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REPORTED BY:

MONICA A. SIENKIEWICZ

COPPERMINE COMMUNITY INPUT MEETING

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<p>Page 2</p> <p>1 APPEARANCES:</p> <p>2</p> <p>3 DANIEL SPIKER, P.E.</p> <p>4 Senior Project Manager</p> <p>5 Morris & Ritchie Associates, Inc.</p> <p>6 3445 A Box Hill Corp. Center Drive</p> <p>7 Abingdon, Maryland 21009</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p>	<p>Page 4</p> <p>1 grass, currently? Is it financial constraint? Do you</p> <p>2 want to make sure the turf fields are working before</p> <p>3 you add the additional 4?</p> <p>4 MR. JACOBS: This is Alex answering. Our goal</p> <p>5 is to have 8 turf fields there. We were going to put 4</p> <p>6 in right away. The goal is to put 8 in right away but</p> <p>7 from a budgetary perspective, we are getting the price</p> <p>8 to excavate and go through the entire site. Some</p> <p>9 projects like this do start with 4. The 4 can be open</p> <p>10 immediately and the construction can be done in the off</p> <p>11 season around the 4. The goal is to have 4 up and</p> <p>12 running and the additional 4 could be grass or the</p> <p>13 additional 4 turf fields. The goal is to have 8 turf</p> <p>14 fields from the start of construction in 18 months.</p> <p>15 Once we put a shovel in the ground, we feel we</p> <p>16 will have 8 turf fields within 18 months of the project</p> <p>17 completion.</p> <p>18 MS. RYSINSKI: Perfect, thank you.</p> <p>19 MR. JACOBS: No problem. To back up, a field</p> <p>20 is about a million dollars to install and a grass field</p> <p>21 is about a hundred thousand dollars to install. So</p>
<p>Page 3</p> <p>1 PROCEEDINGS</p> <p>2 WHEREUPON --</p> <p>3 MR. SPIKER: I am glad you are on now.</p> <p>4 Technology is great, until it does not quite cooperate.</p> <p>5 Thank you, Alex, I appreciate your summary of that.</p> <p>6 With that, anyone from the community, if you guys would</p> <p>7 like to state your name and your address, that way we</p> <p>8 can get you on record for what your questions and your</p> <p>9 concerns were. Then we will also go through the chat</p> <p>10 here on the side with any questions, interspersed</p> <p>11 between. Again, do the same thing with the chat, if</p> <p>12 you could put your name and your address. We will need</p> <p>13 that information to relay to the County and keep</p> <p>14 everybody on track. So thank you, guys. I appreciate</p> <p>15 you suffering through this with me.</p> <p>16 RYSINSKI: I have a question. This is Quinn</p> <p>17 Rysinski representing the 755 Alliance. How are you?</p> <p>18 MR. SPIKER: Good evening.</p> <p>19 MS. RYSINSKI: I wanted to ask you question,</p> <p>20 you go from 8 turf fields down to 4 to start and leave</p> <p>21 4 with grass. Why the change in going from turf to</p>	<p>Page 5</p> <p>1 depending on the budget and those sort of things, that</p> <p>2 is what we are weighing in. The goal is get activity</p> <p>3 in there right away but our goal is to have 8 turf</p> <p>4 fields in this project within 18 months of starting</p> <p>5 construction.</p> <p>6 MS. RYSINSKI: Thank you for the clarification</p> <p>7 on that. I thought it was going to be budgetary</p> <p>8 because it is very expensive to build a turf field.</p> <p>9 All of the lightings will be in with both turf and</p> <p>10 grass fields?</p> <p>11 MR. JACOBS: Yes, ma'am. So we would run</p> <p>12 everything while doing the excavation, so we would be</p> <p>13 channeling and putting those lights in, so we would</p> <p>14 have it ready to go.</p> <p>15 MS. RYSINSKI: That is all I have for right</p> <p>16 now. Thank you.</p> <p>17 MR. SPIKER: So I am jumping in with a chat</p> <p>18 question. This is Dan Spiker with a chat question from</p> <p>19 Denise Perry, 2902 Ankon Court in Edgewood. She asked,</p> <p>20 the fields are open to the public and what are the</p> <p>21 expected volume of traffic during games?</p>

<p style="text-align: right;">Page 6</p> <p>1 The fields will be available to rent or, you 2 know, Little League for weekly games and things like 3 that. Since the fields will be privately owned, they 4 will be open for renting it and be scheduled in a 5 similar way, it is a Harford County field. They are 6 public and pay with taxpayer dollars, so these are 7 through Coppermine. So it will be available to rent. 8 MR. JACOBS: In addition to that, we would -- 9 there are nonprofits or rec teams and we are aware that 10 there are teams that may not be able to pay full 11 amounts for fields. It is our job to make sure those 12 are available to those teams, whether it is one field 13 or two fields. We are fortunate to have great 14 customers that can rent and take on these times but it 15 is also our job to make sure they are accessible for 16 all teams and all players, whether it is through 17 fundraising or the community partnership in that area, 18 to make sure that we can have these teams play on the 19 fields and have access to them. So we are very aware 20 of that. 21 MR. SPIKER: Thanks. Based on the traffic</p>	<p style="text-align: right;">Page 8</p> <p>1 pandemic. 2 QUINN: Thank you. 3 MR. JACOBS: The traffic here, Monday through 4 Friday typically is going to be your local type teams 5 and organizations that are playing, when I say local, 6 within a 30 mile radius and the programming on that is 7 typically on the hour. You have coming in and going 8 out, relatively the same influx and out flux of cars. 9 On the weekends, they tend to be a tournament and game 10 type programs where the tournament organizers do a very 11 good job where the teams are staying and playing for a 12 period of time and then there is an exit and the new 13 ones come in. The tournament organizers and the league 14 organizers are all working together to make sure there 15 are no bottlenecks and adequate parking that coincides 16 with the program we have onsite. 17 MR. SPIKER: Thank you, Alex. 18 QUINN: I have one additional question, this 19 is Quinn with the 755 Alliance. I know you are going 20 to have concessions with the fields. Are you going to 21 put restrictions on additional concessions they may</p>
<p style="text-align: right;">Page 7</p> <p>1 question, a traffic impact study is ongoing now. They 2 are viewing several intersections around the area. We 3 don't have the results of that yet but a traffic impact 4 analysis study is ongoing and that should help us 5 determine or improve any intersections that may need 6 improvement from the traffic. 7 MR. JACOBS: This is Alex Jacobs -- sorry, go 8 ahead. 9 QUINN: Sorry, this is Quinn. I know that the 10 traffic currently going onto the Aberdeen Proving 11 Grounds south area is very, very light. So when you 12 are doing the traffic studies, are you taking into 13 consideration the reduction of traffic currently 14 because of COVID? 15 MR. SPIKER: I believe in the traffic scoping 16 meeting we had with the County, the traffic engineer is 17 able to go back and use pre COVID numbers from 2019, at 18 this point and that should mimic a more back to normal 19 kind of traffic pattern. They are not out there using 20 the current traffic because it is not representative of 21 what it will be like back when we get through this</p>	<p style="text-align: right;">Page 9</p> <p>1 have with food trucks or ice cream trucks, that would 2 then be potentially participating during game days? 3 MR. JACOBS: So our goal when we do it on 4 location is to work with the local food trucks and the 5 local restaurants. What we are building here is like a 6 food hall with local vendors who can actually -- if you 7 are a food truck or an ice cream operator and you want 8 to participate in that tournament day and have ice 9 cream sales, we are hoping that someone locally can do 10 that. If you are a hot dog and hamburger or french fry 11 and pizza vendor, we are hoping you do that there. 12 When we have this building build out, it is -- the idea 13 is to have local businesses, I am very pro, 14 entrepreneurial type operations were the local business 15 can participate in this and advertise and participate 16 in the influx of the traffic that goes by there. 17 QUINN: Was there a need to do -- 18 MR. JACOBS: I am sorry, what was the 19 question? 20 QUINN: Will there be a fee you would charge 21 for the vendors to participate?</p>

<p style="text-align: right;">Page 10</p> <p>1 MR. JACOBS: Yes, a daily fee at that facility 2 or that stall and they would sell their concessions. 3 MR. SPIKER: To read a couple more from the 4 chat. This is Dan Spiker again, 2112 Emmorton Park 5 Road in Edgewood -- Alex Patel from 2112 Emmorton Park 6 in Edgewood. We own 3 hotels since 1999. This is the 7 most exciting news for bringing economic activity into 8 Edgewood and not far from Edgewood. Thank you for your 9 comment. 10 He followed up with a question: What times of 11 the year would this project likely bring out-of-town 12 guests to stay overnight and what is the anticipated 13 economic benefit to Edgewood, if that has been 14 analyzed. Let me see here. 15 (Mr. Spiker muted everyone due to loud 16 screaming in the background.) 17 MR. JACOBS: The foundation that runs a lot of 18 the tournaments in that market up there so our goal is 19 to be basically the sister facility of Cedar Lane Rec 20 and Park facility up there. They are currently running 21 about 25 to 26 weekends a year. Our goal is to get</p>	<p style="text-align: right;">Page 12</p> <p>1 need to stay overnight on a Friday or Saturday night 2 and stay to play. 3 MR. SPIKER: In addition to the local teams, 4 too. Go ahead, Greg. 5 UNIDENTIFIED SPEAKER: Dan, Greg made a 6 comment, the economic benefit was around 49 million 7 dollars a year for Harford County. 8 MR. SPIKER: I see that in the chat. Greg 9 Buzzuto, North Main Street in Bel Air, Executive 10 Director and they commissioned two economic studies 11 covering 2013 to 2015 and 2016 to 2018, sports tourism 12 brings approximately 49 million dollars a year to 13 Harford County, includes hotels and restaurants and 14 gasoline, entertainment, et cetera. The addition of 15 the 8 fields is a game changer to Harford County and 16 all are very positive to each resident as an economic 17 impact save each taxpayer additional taxes, the County 18 would need to collect to keep up these services. That 19 was in the chat from Greg Buzzuto. 20 Running down the next question in the chat, 21 Connor Chase from 2029 Hampton Road, my concern regards</p>
<p style="text-align: right;">Page 11</p> <p>1 that number up to 35 to 40. I would comfortably say we 2 are in that 25 to 30 weekends per year, it could be 3 soccer or lacrosse tournaments which is predominantly 4 the most -- the two largest sports to happen in that 5 facility. Our goal is to get this up to 40 weekends a 6 year and the other 12 weeks it will be colder, so 7 obviously 40 weekends per year is our goal. 8 MR. SPIKER: And to the economic benefit to 9 Edgewood, I am not sure if that has been analyzed by 10 the County, that would be a good question for Harford 11 County. 12 MR. JACOBS: I think -- this is Alex again. I 13 think the benefit to the County, one, we do know there 14 are tournaments leaving this area and going to Delaware 15 because they have a larger facility with more turf 16 fields. The economic benefit I can speak to is we will 17 keep a lot of the tournaments that may have gone 18 elsewhere, we will be able to keep those in Harford 19 County, a huge gain for us and with the increase in 20 restaurants, influx as far as hotel rooms and a lot of 21 teams are coming from a 3 to 5 hour radius and they</p>	<p style="text-align: right;">Page 13</p> <p>1 light and noise. Does this proposal include plans to 2 increase the density of the trees and vegetation to the 3 surrounding fields to buffer nearby homes from flood 4 lights and noise. 5 This is Dan Spiker and I can answer part of 6 that and I can kick it over to John Windsor and Harley 7 Abernathy with Musco Sports Lighting to help with the 8 lighting question. 9 It is my understanding that the lighting has 10 vastly improved and the technology on it is to make 11 sure that the light pollution and the area is focused 12 on the field and does not -- you know -- eat over into 13 adjacent properties. There is a one hundred foot wide 14 use buffer around the outside of the field, that is 15 what this blank area is surrounding the fields and the 16 purpose of that is for many of the things that you 17 suggested in there, in a landscape buffer and trying to 18 keep noise to the sensor of the site and not pushing it 19 right up against the adjacent property owners. That is 20 the intent of that hundred foot use buffer around the 21 outside with this here, to help mitigate with noise and</p>

Page 14

1 light. John and Harley, do you have some more to add
2 about the lighting?

3 MR. WINDSOR: Sure. This is John Windsor with
4 Musco Lighting and Harvey Abernathy and I are glad to
5 join the call. Essentially, we are thrilled to work
6 with you all on this project. The LED policy has
7 changed drastically, the lighting. The older lights
8 installed around the County were like large car lights
9 on top of the pole, illuminating the fields and you
10 would get the field lit but also the neighborhood lit.
11 The LED lights now are so directional it would be
12 virtually no light on the property. So the --
13 obviously, I guess with the buffer zone, that would be
14 an added benefit but the lights are directed to the
15 field with very little spill, that is something the
16 Musco prides their self for that the light is on the
17 field and not in your yard.

18 MR. JACOBS: This is Alex Jacobs and I will
19 couple that. John Windsor and Musco did a project at
20 Du Burns Arena, a very similar situation. It was one
21 field versus eight. We had a horseshoe residential

Page 15

1 neighborhood around the fields and those residents face
2 the field. They were concerned about the same things
3 and we actually did the same similar presentation and
4 Musco showed the less than two percent spillage of the
5 light.

6 We took a field infested with drug use and
7 squatters and non activity because it was dark. When
8 you have a dark field in empty space, it does create
9 problems in the neighborhood, if you go down to Canton,
10 Maryland and you will see Du Burns Arena, you will see
11 a field full of youth and adult athletics. It is lit
12 and not shining in the windows of the neighbors and it
13 is a great feel for the neighbors to see that wholesome
14 activity within a neighborhood. I think a lot of the
15 young professionals prefer to live in and around those
16 area, there is a lot of action with sports for them and
17 the kids and creates a win-win situation for all of the
18 folks in the neighborhood.

19 MR. ABERNATHY: This is Harley and I want to
20 chime in on that. I am familiar with Du Burns Arena
21 and it is correct, it is great to look at and how the

Page 16

1 lighting project is and how you can transform a
2 neighborhood if done correctly. To reiterate that, Du
3 Burns Arena was done with our metal highlight product
4 in the past and now we are looking at a LED product.
5 The lighting is different but it has increased
6 significantly and the spill and glare even from that at
7 Du Burns Arena. So you are looking at light that is
8 probably not on the property lines here and Musco's
9 design is we provide those whenever this field or
10 fields are as part of our job to go back through that
11 site and see it as well and to let you know what you
12 are getting on the fields, as well as off the fields.
13 If there are any concerns from the neighbors, we have
14 no problem walking the property line or the lines from
15 their homes, as well.

16 MR. SPIKER: Thank you, Harley.

17 QUINN: I have a question for you --

18 MR. SPIKER: Please state your name and
19 address, please.

20 QUINN: Yes, this is Quinn Rysinski with the
21 755 Alliance. We are representing the 755 which is the

Page 17

1 Edgewood Road corridor. I wanted to check to see
2 whether or not there are going to be security cameras
3 that will be included with the design and the lighting?

4 MR. JACOBS: So we have security at our other
5 locations. These fields will be wired with artificial
6 intelligence and cameras so we can film the play on the
7 field. Are you talking about on the fields, too,
8 Quinn, or outside on the parking lot?

9 QUINN: No, I think more outside on the
10 parking lot. As you may already know, we had quite a
11 bit of a problem with illegal dumping there. You know
12 with fields being there, I wanted to make sure that
13 there are ways you can advertise or at least let them
14 know if they are doing any type of illegal dumping, it
15 is video recorded and keeping the cleanliness of that
16 space.

17 MR. JACOBS: I think what happens, and we will
18 have cameras outside, too. When you have or you
19 generate seven day a week activity, it pushes out
20 nefarious activity such as this. People have pride in
21 the location where they are and pride because their

<p style="text-align: right;">Page 18</p> <p>1 kids are playing and we have pride we are basically 2 making sure this place looks good for the neighborhood. 3 It's a group effort but once we have this activity 4 here, it is in harder to do things and dump things and 5 a location of this, there is activity and people take 6 pride in this type of thing. 7 QUINN: This is Quinn again with 755, it will 8 give a chance down the road for a nonprofit to come in 9 and partner with you in adopting the park, so where you 10 are not running tournaments with those other weeks, you 11 are doing 40 weeks a year, that we have the other weeks 12 that would be inactive, so a nonprofit can come in 13 there and basically help keep the facility and the 14 fields clean for all. 15 MR. JACOBS: I am hoping in the community 16 hall, we have we have a place for teams -- it can be 17 not just teams but a non profit to have meetings in 18 there. We want you guys taking pride and utilizing 19 that space and having this -- something in your back 20 door to show off and we can do fundraisers for you and 21 put together events and do charitable events and games</p>	<p style="text-align: right;">Page 20</p> <p>1 invested and redirected into the Edgewood and 2 surrounding Route 40 corridor areas and that was from 3 T. Turner. Let's see and then that is more of a 4 question for Harford County. Greg responded, Harford, 5 a part of -- we are a nonprofit organization, 49 6 million dollars is what sports tourism currently brings 7 to Harford County, the addition of these fields will 8 help augment the economic impact. It is safe to say 9 that families that travel for sports look for places to 10 stay and eat as close to the facility as possible, 11 therefore, I would expect the Edgewood and Route 40 12 corridor to reap the benefit. The people will be here 13 and it will provide them a place to go and spend their 14 money as close as possible to where they are playing 15 and staying. Thank you for the question, Mr. Turner, 16 and reply to that from Greg at Harford. 17 This is Dan Spiker still, and I am going 18 through more of the chat questions. Mr. Ron Chapman, 19 609 Aspen Lane asked, outside of tournaments, will 20 Coppermine use fields for Coppermine Clinics they run 21 in the summer outdoors, open for a fee, local or a</p>
<p style="text-align: right;">Page 19</p> <p>1 and have Ravens come up to and talk to kids and do 2 things with underprivileged kids and put on and are 3 coupled with your nonprofits and your mission to do 4 things in Edgewood. They create a synergistic 5 environment for the community and the people we serve. 6 QUINN: It is really exciting and thank you 7 for thinking about the community. 8 MR. JACOBS: No problem. 9 MR. WINDSOR: John Windsor with Musco 10 Lighting, one thing that Alex mentioned is we will be 11 providing a live streaming service with Alex, as well, 12 for these fields. It is something new we have come up 13 with and allows parents and coaches and family members 14 to observe activity on the field. If there is an issue 15 with COVID and people don't want to go to the games or 16 if you have too many activities and you cannot get to 17 your children's games all at the same time, there will 18 be opportunities to have live streaming to access the 19 field. 20 MR. SPIKER: Thanks, John. Another question 21 in the chat of this project, how much of that will be</p>	<p style="text-align: right;">Page 21</p> <p>1 travel tournament field only? Alex could you expound 2 on that? 3 MR. JACOBS: Could you repeat the first part 4 of that question? 5 MR. SPIKER: Sure. Outside of tournaments, 6 will Coppermine use fields for Coppermine Clinics they 7 currently run in the summer outdoors, open for a fee or 8 is it just a travel tourney field only? 9 MR. JACOBS: Gotcha. This type of field, we 10 are going to have -- we cannot control or take over and 11 have clinics on all 8 fields. Coppermine will probably 12 run clinics on, I would say one to three fields during 13 the week, soccer tournaments and at least two fields 14 per week. A lot will be used for most of the programs 15 in the Harford County region that need a home or a 16 space to play. There are a lot of great recs, soccer 17 program or club lacrosse programs that need a home base 18 to play in and we are hoping to provide that backdrop. 19 We will run our flag football, a Coppermine Program and 20 little kicker soccer development and those sorts of 21 things. We have plans to run summer camp there and we</p>

<p style="text-align: right;">Page 22</p> <p>1 run summer camp in six of our twelve locations now. We 2 have buses and transportation to bring kids to and 3 from. We will need to partner up with a swim facility 4 up there to run summer camps but we have all intentions 5 to continue our Coppermine programs on the Falls Road 6 corridor and our Carroll County locations and move them 7 over into the additional space in Harford County.</p> <p>8 MR. SPIKER: Great. Thank you, Alex. Denise, 9 the economic benefit to Edgewood, the Edgewood Advisory 10 Board Meeting on Thursday. This is Dan Spiker. That 11 would be a question for Harford County and I guess more 12 importantly to Greg, which is a nonprofit. I don't 13 have any further information other than kind of what 14 Greg is providing from Visit Harford about the economic 15 development.</p> <p>16 The next question is from Ronald Chapman. He 17 asks: What sign locations, public roads or interstates 18 are expected pointing patrons to Coppermine and are 19 these locations determined already? That is a good 20 question, Ronald.</p> <p>21 Have we discussed or do you have an idea of</p>	<p style="text-align: right;">Page 24</p> <p>1 is a way they can get in touch with you after the 2 meeting. I think that is what they are asking for.</p> <p>3 MR. JACOBS: Where do I put that? It is 4 Alex@gocoppermine.com. You can put it on the chat, 5 too.</p> <p>6 MR. SPIKER: Yes, you can put your e-mail 7 address in there. Thank you. Denise asked if we have 8 a representative from Harford County present to answer 9 the economic impact questions.</p> <p>10 Not unless they chime in Denise. Is there 11 anyone on from Harford County Economic Development? I 12 will put it out there. Go ahead Quinn.</p> <p>13 QUINN: Back when we originally sat down with 14 the Council for the approval of the site, there was a 15 study that was done that has an economic impact dollar 16 value. That was a presentation that was done. I don't 17 know if that would be helpful to bring that back up. 18 It does have the 40 weeks and the dollar amount and it 19 does talk about -- it does talk about the hospitality 20 and that can be helpful and I think for the Edgewood 21 Advisory Board, if they have that, at least they have</p>
<p style="text-align: right;">Page 23</p> <p>1 where some local signage would be input, Alex?</p> <p>2 MR. JACOBS: We are typically a destination 3 location. So the signage for us, if there is a new 4 road extension, the access road is done, it would be 5 great to have signage to highlight as you come in and 6 highlight the local teams on light poles. As far as 7 signage, we typically are a destination so people are 8 going to Google Map us and know where they need to go 9 and not many are saying oh gosh, there is Coppermine, 10 we are going to drive in and check it out. We are 11 programs and free as teams and programming is 12 concerned. It is not necessarily going to be too much 13 signage on the major roads. If we get it, that is 14 great but that is typically not the case.</p> <p>15 MR. SPIKER: Great, thanks. Let's see, the 16 reporter asked if you could share your name in the chat 17 when you get a spare moment, so she can put that on 18 record. She would appreciate that. Just going through 19 the chat again here -- Alex, that was Monica, we are on 20 a different Monica. She is with APG FCU. For just -- 21 for additional questions that they might have, if there</p>	<p style="text-align: right;">Page 25</p> <p>1 something to present to their community.</p> <p>2 MR. SPIKER: Let's see, what was the -- do you 3 have the name of that report again? I can reach out to 4 someone at the County to get a copy, so we can pass 5 that along to the Edgewood Advisory Board.</p> <p>6 QUINN: I don't have it in front of me. I can 7 give you a call because I have your number on the 8 contact number and the e-mail address and forward it to 9 you.</p> <p>10 MR. SPIKER: That would be fantastic and I 11 appreciate that. That helps answer a couple questions 12 as well, thank you.</p> <p>13 QUINN: Not a problem.</p> <p>14 MR. SPIKER: I think that caught us up to 15 speed -- there we go. Ronald Chapman just posted a 16 link. Thank you very much.</p> <p>17 What other questions does anyone have?</p> <p>18 QUINN: I have one additional piece of 19 information. This is Quinn, in speaking with the 20 Garrison Commander at Aberdeen Proving Grounds, I did 21 notify him of the potential 8 fields coming a little</p>

<p style="text-align: right;">Page 26</p> <p>1 bit right outside his gate. So that would be an 2 interest to them.</p> <p>3 MR. SPIKER: Oh, an interest in what way, do 4 you think, to the cost of the Proving Ground or they 5 might partner to use it?</p> <p>6 QUINN: Not only that but you have the 7 Freestate Challenge Academy on the APG south side, and 8 that is basically students that are at risk. I think 9 it is very structured and it is run by the Maryland 10 Army National Guard and I think there is an opportunity 11 there for them to partner with Coppermine in, you know, 12 for these students. I think the APG Garrison would be 13 interested in knowing that there are outside 14 enhancements that will be a benefit to the potential 15 new mission that will be coming into the Aberdeen 16 Proving Ground area.</p> <p>17 So anything that is new development, that is 18 going to be outside of the APG south area, it will be 19 wise for us to let them know about it.</p> <p>20 MR. SPIKER: Fantastic. We appreciate you 21 letting them know. That sounds like a good</p>	<p style="text-align: right;">Page 28</p> <p>1 through Harford County or is Coppermine going to run 2 their own camps and stuff that would require overnight 3 stays?</p> <p>4 MR. SPIKER: I will get to part of your 5 question, this is Dan Spiker with MRA. We went through 6 it a little bit sooner and Alex Jacobs explained, they 7 are planning on putting 4 turf fields in initially with 8 4 grass fields and the ultimate goal is to make all 8 9 fields artificial turf and that is based on the cost to 10 put in the turf fields and that is why they are doing 11 that in stages. Alex, can you speak to the tournament 12 and overnight stay possibility?</p> <p>13 MR. JACOBS: Most of the tournaments -- Mr. 14 Patel, I appreciate your question, they are basically 15 pre COVID, they are stay to play, always a 16 Saturday/Sunday tournament, two games on Saturday and 17 you stay over and two games on Sunday. COVID did 18 change that because one parent stay in a hotel and get 19 in and get out. A typical tournament has always been 20 stay to play, two on Saturday and two on Sunday or 21 three on Saturday or whatever it may be. We don't run</p>
<p style="text-align: right;">Page 27</p> <p>1 opportunity.</p> <p>2 QUINN: Not a problem. That is all I have.</p> <p>3 UNIDENTIFIED SPEAKER: I have a question.</p> <p>4 MR. SPIKER: Sure. Can you state your name 5 and address?</p> <p>6 MR. PATEL: Sure. My name is Gary Patel and I 7 am from 2118 Emmorton Park Road, Edgewood, Maryland. 8 We own two hotels on the I 95 exit in Edgewood. First, 9 before I ask my question, I am beyond excited that you 10 guys are doing this in Edgewood. We have been kicking 11 and screaming and yelling and jumping to get some sort 12 of economic activity in Edgewood. Thank you guys. We 13 are excited and anything that can help, please do let 14 us know.</p> <p>15 My question is -- I was a late addition on 16 this call here, and you probably already discussed 17 this, when are we planning to do -- I know we are doing 18 4 turf. It is starting pretty soon, as soon as the 19 shovels go into the ground. What is estimated 20 completion time? The second part of the question is, 21 does Coppermine do camps? Is this all going to be</p>	<p style="text-align: right;">Page 29</p> <p>1 overnight camps, Coppermine does not run overnight 2 camps but say like Nike wanted to run an overnight 3 recruiting lacrosse camp, we would more than welcome 4 and rent to them. Those are the hotels and those are 5 the types of places we would have the participants stay 6 in and work out a relationship with you guys to reserve 7 your rooms and the rooms in Harford County are 8 foremost. Edgewood first and foremost, making sure 9 those are being utilized.</p> <p>10 MR. PATEL: Do you have a completion date for 11 the first 4 turf?</p> <p>12 MR. JACOBS: We are going to do all the 13 field -- our goal is to do 8 turf fields off the bat. 14 We are still pricing out how much to excavate and 15 grade. Our goal -- if we can do 8 in the beginning, we 16 are going to do 8 in the beginning. When we open up 17 the park, there is going be 8 fields, 4 grass and 4 18 turf or all 8 are turf. The project in and of itself, 19 once we start construction and Dan can go through how 20 long it will take from this point on to get the permits 21 in hand, but once we have the permits -- this is about</p>

Page 30

1 a 6 to 9 month project.

2 Again, our goal is to get a certain amount up
3 and running as soon as possible and continue work
4 around the perimeter and get the remaining done.

5 MR. SPIKER: Just from a permitting side of
6 things, we expected it to take -- the next step in the
7 process is to go to Harford County for their tax
8 meeting and then the project will be engineered and we
9 expect that to take until probably the first of
10 January, 2022, so about a year from now is when we hope
11 to put shovels in the ground to start construction. I
12 don't believe we are far enough along -- maybe 6 to 9
13 months for construction is what you are anticipating?

14 MR. JACOBS: Completion, yes, about a 6 to 9
15 month completion money project.

16 MR. SPIKER: So that puts us to the middle or
17 the fall of 2022.

18 MR. PATEL: One more followup. So, is
19 there -- I mean is the process pretty much complete as
20 to whether or not Coppermine is -- the County and
21 Coppermine working together now to build these fields

Page 31

1 or is there still a chance or approval we need to get
2 or zoning changes or anything of that sort?

3 MR. SPIKER: So there -- we cannot always say
4 it is a guaranty. The County still has to approve the
5 preliminary plan and the site plan, based on this
6 layout. The zoning changes, the athletic fields are a
7 permitted use in this zoning. It is zoned R4, for
8 residential, athletic fields are a permitted use with
9 showing that one hundred foot use setback around the
10 fields.

11 So, you know per the zoning, it fits the use
12 and we will present and we will take this information,
13 this input, from the discussion we are having today and
14 prepare plans and submit that to Harford County for
15 their comments and it goes through the regular
16 development process through Harford County.

17 MR. WINDSOR: John Windsor, with all of the
18 positive feedback on this call, perhaps, some of these
19 people that will reap the economic benefit will talk to
20 their local representatives to push it through.

21 MR. SPIKER: Absolutely. The more positive

Page 32

1 things people have to say about it, the more right --

2 MR. PATEL: The reason I asked that, we are
3 unfamiliar with what the potential hiccups could be or
4 are, where we can kind of step in and write to our
5 folks to see if we can get that pushed through. I was
6 asking in the sense of how can we help? You know.

7 MR. JACOBS: Our goal, we really have to get
8 these fields ready to run and ready to play on by
9 summer of 2022. I would say May 1, 2022. We want to
10 be ready for the tournament season in the summer of
11 2022 and I think Harford County knows that and they
12 have a vested interest to help us along and we have a
13 vested interest. We really want to be that synergistic
14 resource and sports complex for Cedar Line and Carsons
15 Run and I might be going offline but we want this ready
16 to play and facilitate tournaments by the summer of
17 2022.

18 MR. SPIKER: Thank you for that clarification.

19 QUINN: Quinn with the Alliance. You do have
20 the support of the 755 Alliance. It is an economic
21 engine and it is a game changer for our community,

Page 33

1 especially the Route 755 corridor. They are starting
2 to see development with ice cream shops and things to
3 support the fields. So I am really excited about that.
4 We are here for you. Let us know if you need anything
5 and we definitely will use all of our marketing
6 resources to get the words out to the community.

7 MR. JACOBS: I really appreciate that. That
8 is very nice of you.

9 MS. READER: My name is Angela Reader, 2897
10 Yost Court. Is there going to be a tool or a website
11 that we can refer to anything that was discussed
12 tonight and anything happening in the future?

13 MR. SPIKER: Yes, sure, on Harford County's
14 website, this information should be posted. Let me see
15 if I can pull it up to show you generally where it is.

16 MS. READER: I am going through the phone.

17 MR. SPIKER: I will try to describe it as I am
18 typing it in -- type in Harford County Community Input
19 Meeting and that takes you right to Harford County's
20 website and then they have an agenda center that after
21 we get the minutes taken down from this meeting, they

Page 34

1 get posted there and probably take a week or two to
2 get -- maybe a little longer to get it back to them so
3 they can post it on the Harford County website. I
4 pulled up over the web for those watching that on their
5 agenda, posted Coppermine Edgewood. As the process
6 progresses, it goes through the next step, the
7 preliminary plan and the site plan. That is the best
8 resource to check to see the progress, at least through
9 the County. The county processes for that. Thank you
10 for your question, Angela.

11 Going through the chat again, I don't think I
12 see anything else. Does anyone else have any questions
13 or comments they'd like to share?

14 UNIDENTIFIED SPEAKER: Dan, someone on the
15 chat asked about what happened to the Aberdeen and
16 Middle River projects.

17 MR. SPIKER: Umm --

18 MR. JACOBS: This is Alex, so Aberdeen was one
19 where we were interested in a pool complex it had with
20 additional land beside it and I believe how that was
21 left is there was a different -- they had to replace

Page 35

1 that land with another piece of property, because it
2 was bought through certain funds within the City of
3 Aberdeen. It never worked out. We wanted to do it and
4 they were generous but it logistically did not work out
5 and that is how that was left.

6 The Middle River project, we were working on
7 that project with another developer on that site and
8 this site here, the Edgewood site actually came up
9 during that and we felt this was a better use of funds
10 because this was something that we would have more
11 control over. So we pulled out of the Middle River
12 project to move the project 12 miles north into the
13 Edgewood area. It has more potential, it is a larger
14 footprint and more possibilities with more fields and
15 it became a better use of funds for us.

16 MR. SPIKER: Thank you for that. That
17 question was from Denis Perry. Thank you for your
18 question. Does anyone have any other questions or
19 comments? Now is the time. All right, I am not seeing
20 or hearing any. Thank you all for joining us this
21 evening. The meeting minutes will be posted to Harford

Page 36

1 County's website. Once we get the records back -- and
2 thank you Alex Jacobs for walking us through and your
3 guys plan with Coppermine. We are excited to get this
4 project moving in the right direction. It sounds like
5 most of the community is, too.

6 UNIDENTIFIED SPEAKER: One suggestion, we as a
7 community --

8 THE COURT REPORTER: What is your name?

9 UNIDENTIFIED SPEAKER: -- is there a way we
10 can do updates on this project, by e-mail or have this
11 call once every few months so we know exactly where the
12 project is as well?

13 MR. JACOBS: So I don't have everyone's e-mail
14 addresses. Quinn, if you are on the call, you have
15 mine. Quinn, if you have most of the people on this
16 call, if you have them, I can send you updates on these
17 things and e-mail me and put you in an Edgewood folder
18 and go from there. I am happy to do that.

19 QUINN: I will be happy to do that. Denise, I
20 can share that with you and you can share it with the
21 Advisory Board and same with you, Angela.

Page 37

1 MR. SPIKER: Monica, with Irwin Reporting, it
2 was a presentation at the beginning. We did not ask
3 questions until you were on the line. I can give you a
4 quick summary of what we talked about offline.
5 Technology is great when it works.

6 THE REPORTER: I logged on at 6:14, so
7 whatever I missed in the ten minutes -- I've made a
8 record, a clean record, since then.

9 MR. SPIKER: That is the most important part.
10 It was just an introduction as to where we are in the
11 world and what the project here proposes. We have the
12 plan pulled up on the screen and a map and then sort of
13 where it is that we went through briefly. The project
14 introduced and Alex and introduced the lighting folks.
15 This is my first time running through this, too, and I
16 appreciate you bearing with me. Thank you, there are
17 issues in our first time running through these things.
18 Last chance, other than that, thank you all very much
19 for your time -- final call out.

20 (No response.)

21 MR. SPIKER: Thank you.

CERTIFICATE OF NOTARY PUBLIC/REPORTER

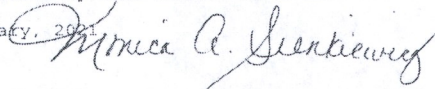
STATE OF MARYLAND

COUNTY OF BALTIMORE, to wit:

I, Monica A. Sienkiewicz, a Notary Public in and
for the State of Maryland, County of Baltimore, do
hereby certify that I am not an employee of counsel nor
related to counsel or the parties in any way and have
no interest in the outcome of this proceeding.

I further certify this transcript of testimony
was prepared accurately by me to the best of my
ability, knowledge and belief.

As witness my hand and Notarial Seal this 21st
day of January, 2021



Monica A. Sienkiewicz, Notary Public

My Commission expires 10/09/23.

COPPERMINE COMMUNITY INPUT MEETING

January 11, 2021 Index: 1..camp

<hr/> <p>1</p> <hr/> <p>1 32:9 12 11:6 35:12 18 4:14,16 5:4 1999 10:6</p> <hr/> <p>2</p> <hr/> <p>2013 12:11 2015 12:11 2016 12:11 2018 12:11 2019 7:17 2022 30:10,17 32:9, 11,17 2029 12:21 2112 10:4,5 2118 27:7 25 10:21 11:2 26 10:21 2897 33:9 2902 5:19</p> <hr/> <p>3</p> <hr/> <p>3 10:6 11:21 30 8:6 11:2 35 11:1</p> <hr/> <p>4</p> <hr/> <p>4 3:20,21 4:3,5,9,11, 12,13 27:18 28:7,8 29:11,17 40 11:1,5,7 18:11 20:2,11 24:18 49 12:6,12 20:5</p>	<hr/> <p>5</p> <hr/> <p>5 11:21</p> <hr/> <p>6</p> <hr/> <p>6 30:1,12,14 609 20:19 6:14 37:6</p> <hr/> <p>7</p> <hr/> <p>755 3:17 8:19 16:21 18:7 32:20 33:1</p> <hr/> <p>8</p> <hr/> <p>8 3:20 4:5,6,13,16 5:3 12:15 21:11 25:21 28:8 29:13,15, 16,17,18</p> <hr/> <p>9</p> <hr/> <p>9 30:1,12,14 95 27:8</p> <hr/> <p>A</p> <hr/> <p>Aberdeen 7:10 25:20 26:15 34:15, 18 35:3 Abernathy 13:7 14:4 15:19 Absolutely 31:21 Academy 26:7 access 6:19 19:18 23:4 accessible 6:15 action 15:16 activities 19:16 activity 5:2 10:7 15:7,14 17:19,20</p>	<p>18:3,5 19:14 27:12 add 4:3 14:1 added 14:14 addition 6:8 12:3,14 20:7 27:15 additional 4:3,12, 13 8:18,21 12:17 22:7 23:21 25:18 34:20 address 3:7,12 16:19 24:7 25:8 27:5 addresses 36:14 adequate 8:15 adjacent 13:13,19 adopting 18:9 adult 15:11 advertise 9:15 17:13 Advisory 22:9 24:21 25:5 36:21 agenda 33:20 34:5 ahead 7:8 12:4 24:12 Air 12:9 Alex 3:5 4:4 7:7 8:17 10:5 11:12 14:18 19:10,11 21:1 22:8 23:1,19 28:6,11 34:18 36:2 37:14 Alex@ gocoppermine. com. 24:4 Alliance 3:17 8:19 16:21 32:19,20 amount 24:18 30:2 amounts 6:11 analysis 7:4 analyzed 10:14 11:9 Angela 33:9 34:10 36:21</p>	<p>Ankon 5:19 answering 4:4 anticipated 10:12 anticipating 30:13 APG 23:20 26:7,12, 18 approval 24:14 31:1 approve 31:4 approximately 12:12 area 6:17 7:2,11 11:14 13:11,15 15:16 26:16,18 35:13 areas 20:2 Arena 14:20 15:10, 20 16:3,7 Army 26:10 artificial 17:5 28:9 asks 22:17 Aspen 20:19 athletic 31:6,8 athletics 15:11 augment 20:8 aware 6:9,19</p> <hr/> <p>B</p> <hr/> <p>back 4:19 7:17,18, 21 16:10 18:19 24:13,17 34:2 36:1 backdrop 21:18 background 10:16 base 21:17 based 6:21 28:9 31:5 basically 10:19 18:1,13 26:8 28:14 bat 29:13</p>	<p>bearing 37:16 beginning 29:15,16 37:2 Bel 12:9 benefit 10:13 11:8, 13,16 12:6 14:14 20:12 22:9 26:14 31:19 bit 17:11 26:1 28:6 blank 13:15 Board 22:10 24:21 25:5 36:21 bottlenecks 8:15 bought 35:2 briefly 37:13 bring 10:11 22:2 24:17 bringing 10:7 brings 12:12 20:6 budget 5:1 budgetary 4:7 5:7 buffer 13:3,14,17,20 14:13 build 5:8 9:12 30:21 building 9:5,12 Burns 14:20 15:10, 20 16:3,7 buses 22:2 business 9:14 businesses 9:13 Buzzuto 12:9,19</p> <hr/> <p>C</p> <hr/> <p>call 14:5 25:7 27:16 31:18 36:11,14,16 37:19 cameras 17:2,6,18 camp 21:21 22:1 29:3</p>
--	---	--	--	--

COPPERMINE COMMUNITY INPUT MEETING

January 11, 2021 Index: camps..events

<p>camps 22:4 27:21 28:2 29:1,2</p> <p>Canton 15:9</p> <p>car 14:8</p> <p>Carroll 22:6</p> <p>cars 8:8</p> <p>Carsons 32:14</p> <p>case 23:14</p> <p>caught 25:14</p> <p>Cedar 10:19 32:14</p> <p>center 33:20</p> <p>cetera 12:14</p> <p>Challenge 26:7</p> <p>chance 18:8 31:1 37:18</p> <p>change 3:21 28:18</p> <p>changed 14:7</p> <p>changer 12:15 32:21</p> <p>channeling 5:13</p> <p>Chapman 20:18 22:16 25:15</p> <p>charge 9:20</p> <p>charitable 18:21</p> <p>Chase 12:21</p> <p>chat 3:9,11 5:17,18 10:4 12:8,19,20 19:21 20:18 23:16, 19 24:4 34:11,15</p> <p>check 17:1 23:10 34:8</p> <p>children's 19:17</p> <p>chime 15:20 24:10</p> <p>City 35:2</p> <p>clarification 5:6 32:18</p> <p>clean 18:14 37:8</p> <p>cleanliness 17:15</p>	<p>clinics 20:20 21:6, 11,12</p> <p>close 20:10,14</p> <p>club 21:17</p> <p>coaches 19:13</p> <p>coincides 8:15</p> <p>colder 11:6</p> <p>collect 12:18</p> <p>comfortably 11:1</p> <p>Commander 25:20</p> <p>comment 10:9 12:6</p> <p>comments 31:15 34:13 35:19</p> <p>commissioned 12:10</p> <p>community 3:6 6:17 18:15 19:5,7 25:1 32:21 33:6,18 36:5,7</p> <p>complete 30:19</p> <p>completion 4:17 27:20 29:10 30:14, 15</p> <p>complex 32:14 34:19</p> <p>concern 12:21</p> <p>concerned 15:2 23:12</p> <p>concerns 3:9 16:13</p> <p>concessions 8:20, 21 10:2</p> <p>Connor 12:21</p> <p>consideration 7:13</p> <p>constraint 4:1</p> <p>construction 4:10, 14 5:5 29:19 30:11, 13</p> <p>contact 25:8</p> <p>continue 22:5 30:3</p>	<p>control 21:10 35:11</p> <p>cooperate 3:4</p> <p>Coppermine 6:7 20:20 21:6,11,19 22:5,18 23:9 26:11 27:21 28:1 29:1 30:20,21 34:5 36:3</p> <p>copy 25:4</p> <p>correct 15:21</p> <p>correctly 16:2</p> <p>corridor 17:1 20:2, 12 22:6 33:1</p> <p>cost 26:4 28:9</p> <p>Council 24:14</p> <p>county 3:13 6:5 7:16 11:10,11,13,19 12:7,13,15,17 14:8 20:4,7 21:15 22:6,7, 11 24:8,11 25:4 28:1 29:7 30:7,20 31:4, 14,16 32:11 33:18 34:3,9</p> <p>County's 33:13,19 36:1</p> <p>couple 10:3 14:19 25:11</p> <p>coupled 19:3</p> <p>Court 5:19 33:10 36:8</p> <p>covering 12:11</p> <p>COVID 7:14,17 19:15 28:15,17</p> <p>cream 9:1,7,9 33:2</p> <p>create 15:8 19:4</p> <p>creates 15:17</p> <p>current 7:20</p> <p>customers 6:14</p>	<p>Dan 5:18 10:4 12:5 13:5 20:17 22:10 28:5 29:19 34:14</p> <p>dark 15:7,8</p> <p>date 29:10</p> <p>day 9:8 17:19</p> <p>days 9:2</p> <p>Delaware 11:14</p> <p>Denis 35:17</p> <p>Denise 5:19 22:8 24:7,10 36:19</p> <p>density 13:2</p> <p>depending 5:1</p> <p>describe 33:17</p> <p>design 16:9 17:3</p> <p>destination 23:2,7</p> <p>determine 7:5</p> <p>determined 22:19</p> <p>developer 35:7</p> <p>development 21:20 22:15 24:11 26:17 31:16 33:2</p> <p>directed 14:14</p> <p>direction 36:4</p> <p>directional 14:11</p> <p>Director 12:10</p> <p>discussed 22:21 27:16 33:11</p> <p>discussion 31:13</p> <p>dog 9:10</p> <p>dollar 24:15,18</p> <p>dollars 4:20,21 6:6 12:7,12 20:6</p> <p>door 18:20</p> <p>drastically 14:7</p> <p>drive 23:10</p> <p>drug 15:6</p>	<p>Du 14:20 15:10,20 16:2,7</p> <p>due 10:15</p> <p>dump 18:4</p> <p>dumping 17:11,14</p>
E				
<p>e-mail 24:6 25:8 36:10,13,17</p> <p>eat 13:12 20:10</p> <p>economic 10:7,13 11:8,16 12:6,10,16 20:8 22:9,14 24:9, 11,15 27:12 31:19 32:20</p> <p>Edgewood 5:19 10:5,6,8,13 11:9 17:1 19:4 20:1,11 22:9 24:20 25:5 27:7,8,10,12 29:8 34:5 35:8,13 36:17</p> <p>effort 18:3</p> <p>Emmorton 10:4,5 27:7</p> <p>empty 15:8</p> <p>engine 32:21</p> <p>engineer 7:16</p> <p>engineered 30:8</p> <p>enhancements 26:14</p> <p>entertainment 12:14</p> <p>entire 4:8</p> <p>entrepreneurial 9:14</p> <p>environment 19:5</p> <p>Essentially 14:5</p> <p>estimated 27:19</p> <p>evening 3:18 35:21</p> <p>events 18:21</p>				
D				
<p>daily 10:1</p>				

COPPERMINE COMMUNITY INPUT MEETING

January 11, 2021 Index: everyone's..increase

<p>everyone's 36:13</p> <p>excavate 4:8 29:14</p> <p>excavation 5:12</p> <p>excited 27:9,13 33:3 36:3</p> <p>exciting 10:7 19:6</p> <p>Executive 12:9</p> <p>exit 8:12 27:8</p> <p>expect 20:11 30:9</p> <p>expected 5:21 22:18 30:6</p> <p>expensive 5:8</p> <p>explained 28:6</p> <p>expound 21:1</p> <p>extension 23:4</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>face 15:1</p> <p>facilitate 32:16</p> <p>facility 10:1,19,20 11:5,15 18:13 20:10 22:3</p> <p>fall 30:17</p> <p>Falls 22:5</p> <p>familiar 15:20</p> <p>families 20:9</p> <p>family 19:13</p> <p>fantastic 25:10 26:20</p> <p>FCU 23:20</p> <p>fee 9:20 10:1 20:21 21:7</p> <p>feedback 31:18</p> <p>feel 4:15 15:13</p> <p>felt 35:9</p> <p>field 4:19,20 5:8 6:5, 12 13:12,14 14:10, 15,17,21 15:2,6,8,11</p>	<p>16:9 17:7 19:14,19 21:1,8,9 29:13</p> <p>fields 3:20 4:2,5,13, 14,16 5:4,10,20 6:1, 3,11,13,19 8:20 11:16 12:15 13:3,15 14:9 15:1 16:10,12 17:5,7,12 18:14 19:12 20:7,20 21:6, 11,12,13 25:21 28:7, 8,9,10 29:13,17 30:21 31:6,8,10 32:8 33:3 35:14</p> <p>film 17:6</p> <p>final 37:19</p> <p>financial 4:1</p> <p>fits 31:11</p> <p>flag 21:19</p> <p>flood 13:3</p> <p>flux 8:8</p> <p>focused 13:11</p> <p>folder 36:17</p> <p>folks 15:18 32:5 37:14</p> <p>followup 30:18</p> <p>food 9:1,4,6,7</p> <p>foot 13:13,20 31:9</p> <p>football 21:19</p> <p>footprint 35:14</p> <p>foremost 29:8</p> <p>fortunate 6:13</p> <p>forward 25:8</p> <p>foundation 10:17</p> <p>free 23:11</p> <p>Freestate 26:7</p> <p>french 9:10</p> <p>Friday 8:4 12:1</p> <p>front 25:6</p> <p>fry 9:10</p>	<p>full 6:10 15:11</p> <p>fundraisers 18:20</p> <p>fundraising 6:17</p> <p>funds 35:2,9,15</p> <p>future 33:12</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>gain 11:19</p> <p>game 8:9 9:2 12:15 32:21</p> <p>games 5:21 6:2 18:21 19:15,17 28:16,17</p> <p>Garrison 25:20 26:12</p> <p>Gary 27:6</p> <p>gasoline 12:14</p> <p>gate 26:1</p> <p>generally 33:15</p> <p>generate 17:19</p> <p>generous 35:4</p> <p>give 18:8 25:7 37:3</p> <p>glad 3:3 14:4</p> <p>glare 16:6</p> <p>goal 4:4,6,11,13 5:2, 3 9:3 10:18,21 11:5, 7 28:8 29:13,15 30:2 32:7</p> <p>good 3:18 8:11 11:10 18:2 22:19 26:21</p> <p>Google 23:8</p> <p>gosh 23:9</p> <p>Gotcha 21:9</p> <p>grade 29:15</p> <p>grass 3:21 4:1,12,20 5:10 28:8 29:17</p> <p>great 3:4 6:13 15:13, 21 21:16 22:8 23:5,</p>	<p>14,15 37:5</p> <p>Greg 12:4,5,8,19 20:4,16 22:12,14</p> <p>ground 4:15 26:4,16 27:19 30:11</p> <p>Grounds 7:11 25:20</p> <p>group 18:3</p> <p>guaranty 31:4</p> <p>Guard 26:10</p> <p>guess 14:13 22:11</p> <p>guests 10:12</p> <p>guys 3:6,14 18:18 27:10,12 29:6 36:3</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>hall 9:6 18:16</p> <p>hamburger 9:10</p> <p>Hampton 12:21</p> <p>hand 29:21</p> <p>happen 11:4</p> <p>happened 34:15</p> <p>happening 33:12</p> <p>happy 36:18,19</p> <p>harder 18:4</p> <p>Harford 6:5 11:10, 18 12:7,13,15 20:4, 7,16 21:15 22:7,11, 14 24:8,11 28:1 29:7 30:7 31:14,16 32:11 33:13,18,19 34:3 35:21</p> <p>Harley 13:6 14:1 15:19 16:16</p> <p>Harvey 14:4</p> <p>hearing 35:20</p> <p>helpful 24:17,20</p> <p>helps 25:11</p> <p>hiccups 32:3</p>	<p>highlight 16:3 23:5, 6</p> <p>home 21:15,17</p> <p>homes 13:3 16:15</p> <p>hope 30:10</p> <p>hoping 9:9,11 18:15 21:18</p> <p>horseshoe 14:21</p> <p>hospitality 24:19</p> <p>hot 9:10</p> <p>hotel 11:20 28:18</p> <p>hotels 10:6 12:13 27:8 29:4</p> <p>hour 8:7 11:21</p> <p>huge 11:19</p> <p>hundred 4:21 13:13,20 31:9</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>ice 9:1,7,8 33:2</p> <p>idea 9:12 22:21</p> <p>illegal 17:11,14</p> <p>illuminating 14:9</p> <p>immediately 4:10</p> <p>impact 7:1,3 12:17 20:8 24:9,15</p> <p>important 37:9</p> <p>importantly 22:12</p> <p>improve 7:5</p> <p>improved 13:10</p> <p>improvement 7:6</p> <p>inactive 18:12</p> <p>include 13:1</p> <p>included 17:3</p> <p>includes 12:13</p> <p>increase 11:19 13:2</p>
---	--	--	--	--

COPPERMINE COMMUNITY INPUT MEETING

January 11, 2021 Index: increased..opportunities

<p>increased 16:5</p> <p>infested 15:6</p> <p>influx 8:8 9:16 11:20</p> <p>information 3:13 22:13 25:19 31:12 33:14</p> <p>initially 28:7</p> <p>input 23:1 31:13 33:18</p> <p>install 4:20,21</p> <p>installed 14:8</p> <p>intelligence 17:6</p> <p>intent 13:20</p> <p>intentions 22:4</p> <p>interest 26:2,3 32:12,13</p> <p>interested 26:13 34:19</p> <p>intersections 7:2,5</p> <p>interspersed 3:10</p> <p>interstates 22:17</p> <p>introduced 37:14</p> <p>introduction 37:10</p> <p>invested 20:1</p> <p>Irwin 37:1</p> <p>issue 19:14</p> <p>issues 37:17</p> <hr/> <p>J</p> <hr/> <p>Jacobs 4:4,19 5:11 6:8 7:7 8:3 9:3,18 10:1,17 11:12 14:18 17:4,17 18:15 19:8 21:3,9 23:2 24:3 28:6,13 29:12 30:14 32:7 33:7 34:18 36:2,13</p> <p>January 30:10</p> <p>job 6:11,15 8:11 16:10</p>	<p>John 13:6 14:1,3,19 19:9,20 31:17</p> <p>join 14:5</p> <p>joining 35:20</p> <p>jumping 5:17 27:11</p> <hr/> <p>K</p> <hr/> <p>keeping 17:15</p> <p>kick 13:6</p> <p>kicker 21:20</p> <p>kicking 27:10</p> <p>kids 15:17 18:1 19:1,2 22:2</p> <p>kind 7:19 22:13 32:4</p> <p>knowing 26:13</p> <hr/> <p>L</p> <hr/> <p>lacrosse 11:3 21:17 29:3</p> <p>land 34:20 35:1</p> <p>landscape 13:17</p> <p>Lane 10:19 20:19</p> <p>large 14:8</p> <p>larger 11:15 35:13</p> <p>largest 11:4</p> <p>late 27:15</p> <p>layout 31:6</p> <p>league 6:2 8:13</p> <p>leave 3:20</p> <p>leaving 11:14</p> <p>LED 14:6,11 16:4</p> <p>left 34:21 35:5</p> <p>letting 26:21</p> <p>light 7:11 13:1,11 14:1,12,16 15:5 16:7 23:6</p>	<p>lighting 13:7,8,9 14:2,4,7 16:1,5 17:3 19:10 37:14</p> <p>lightings 5:9</p> <p>lights 5:13 13:4 14:7,8,11,14</p> <p>lines 16:8,14</p> <p>link 25:16</p> <p>lit 14:10 15:11</p> <p>live 15:15 19:11,18</p> <p>local 8:4,5 9:4,5,6, 13,14 12:3 20:21 23:1,6 31:20</p> <p>locally 9:9</p> <p>location 9:4 17:21 18:5 23:3</p> <p>locations 17:5 22:1, 6,17,19</p> <p>logged 37:6</p> <p>logistically 35:4</p> <p>long 29:20</p> <p>longer 34:2</p> <p>lot 10:17 11:17,20 15:14,16 17:8,10 21:14,16</p> <p>loud 10:15</p> <hr/> <p>M</p> <hr/> <p>made 12:5 37:7</p> <p>Main 12:9</p> <p>major 23:13</p> <p>make 4:2 6:11,15,18 8:14 13:10 17:12 28:8</p> <p>making 18:2 29:8</p> <p>map 23:8 37:12</p> <p>market 10:18</p> <p>marketing 33:5</p> <p>Maryland 15:10</p>	<p>26:9 27:7</p> <p>meeting 7:16 22:10 24:2 30:8 33:19,21 35:21</p> <p>meetings 18:17</p> <p>members 19:13</p> <p>mentioned 19:10</p> <p>metal 16:3</p> <p>middle 30:16 34:16 35:6,11</p> <p>mile 8:6</p> <p>miles 35:12</p> <p>million 4:20 12:6,12 20:6</p> <p>mimic 7:18</p> <p>mine 36:15</p> <p>minutes 33:21 35:21 37:7</p> <p>missed 37:7</p> <p>mission 19:3 26:15</p> <p>mitigate 13:21</p> <p>moment 23:17</p> <p>Monday 8:3</p> <p>money 20:14 30:15</p> <p>Monica 23:19,20 37:1</p> <p>month 30:1,15</p> <p>months 4:14,16 5:4 30:13 36:11</p> <p>move 22:6 35:12</p> <p>moving 36:4</p> <p>MRA 28:5</p> <p>Musco 13:7 14:4,16, 19 15:4 19:9</p> <p>Musco's 16:8</p> <p>muted 10:15</p>	<hr/> <p>N</p> <hr/> <p>National 26:10</p> <p>nearby 13:3</p> <p>necessarily 23:12</p> <p>nefarious 17:20</p> <p>neighborhood 14:10 15:1,9,14,18 16:2 18:2</p> <p>neighbors 15:12,13 16:13</p> <p>news 10:7</p> <p>nice 33:8</p> <p>night 12:1</p> <p>Nike 29:2</p> <p>noise 13:1,4,18,21</p> <p>nonprofit 18:8,12 20:5 22:12</p> <p>nonprofits 6:9 19:3</p> <p>normal 7:18</p> <p>north 12:9 35:12</p> <p>notify 25:21</p> <p>number 11:1 25:7,8</p> <p>numbers 7:17</p> <hr/> <p>O</p> <hr/> <p>observe 19:14</p> <p>offline 32:15 37:4</p> <p>older 14:7</p> <p>ongoing 7:1,4</p> <p>onsite 8:16</p> <p>open 4:9 5:20 6:4 20:21 21:7 29:16</p> <p>operations 9:14</p> <p>operator 9:7</p> <p>opportunities 19:18</p>
--	---	---	--	--

COPPERMINE COMMUNITY INPUT MEETING

January 11, 2021 Index: opportunity..redirected

<p>opportunity 26:10 27:1</p> <p>organization 20:5</p> <p>organizations 8:5</p> <p>organizers 8:10,13, 14</p> <p>originally 24:13</p> <p>out-of-town 10:11</p> <p>outdoors 20:21 21:7</p> <p>overnight 10:12 12:1 28:2,12 29:1,2</p> <p>owned 6:3</p> <p>owners 13:19</p> <hr/> <p>P</p> <hr/> <p>pandemic 8:1</p> <p>parent 28:18</p> <p>parents 19:13</p> <p>park 10:4,5,20 18:9 27:7 29:17</p> <p>parking 8:15 17:8, 10</p> <p>part 13:5 16:10 20:5 21:3 27:20 28:4 37:9</p> <p>participants 29:5</p> <p>participate 9:8,15, 21</p> <p>participating 9:2</p> <p>partner 18:9 22:3 26:5,11</p> <p>partnership 6:17</p> <p>pass 25:4</p> <p>past 16:4</p> <p>Patel 10:5 27:6 28:14 29:10 30:18 32:2</p> <p>patrons 22:18</p> <p>pattern 7:19</p>	<p>pay 6:6,10</p> <p>people 17:20 18:5 19:5,15 20:12 23:7 31:19 32:1 36:15</p> <p>percent 15:4</p> <p>Perfect 4:18</p> <p>perimeter 30:4</p> <p>period 8:12</p> <p>permits 29:20,21</p> <p>permitted 31:7,8</p> <p>permitting 30:5</p> <p>Perry 5:19 35:17</p> <p>perspective 4:7</p> <p>phone 33:16</p> <p>piece 25:18 35:1</p> <p>pizza 9:11</p> <p>place 18:2,16 20:13</p> <p>places 20:9 29:5</p> <p>plan 31:5 34:7 36:3 37:12</p> <p>planning 27:17 28:7</p> <p>plans 13:1 21:21 31:14</p> <p>play 6:18 12:2 17:6 21:16,18 28:15,20 32:8,16</p> <p>players 6:16</p> <p>playing 8:5,11 18:1 20:14</p> <p>point 7:18 29:20</p> <p>pointing 22:18</p> <p>pole 14:9</p> <p>poles 23:6</p> <p>policy 14:6</p> <p>pollution 13:11</p> <p>pool 34:19</p> <p>positive 12:16 31:18,21</p>	<p>possibilities 35:14</p> <p>possibility 28:12</p> <p>post 34:3</p> <p>posted 25:15 33:14 34:1,5 35:21</p> <p>potential 25:21 26:14 32:3 35:13</p> <p>potentially 9:2</p> <p>pre 7:17 28:15</p> <p>predominantly 11:3</p> <p>prefer 15:15</p> <p>preliminary 31:5 34:7</p> <p>prepare 31:14</p> <p>present 24:8 25:1 31:12</p> <p>presentation 15:3 24:16 37:2</p> <p>pretty 27:18 30:19</p> <p>price 4:7</p> <p>pricing 29:14</p> <p>pride 17:20,21 18:1, 6,18</p> <p>prides 14:16</p> <p>privately 6:3</p> <p>pro 9:13</p> <p>problem 4:19 16:14 17:11 19:8 25:13 27:2</p> <p>problems 15:9</p> <p>process 30:7,19 31:16 34:5</p> <p>processes 34:9</p> <p>product 16:3,4</p> <p>professionals 15:15</p> <p>profit 18:17</p> <p>program 8:16</p>	<p>21:17,19</p> <p>programming 8:6 23:11</p> <p>programs 8:10 21:14,17 22:5 23:11</p> <p>progress 34:8</p> <p>progresses 34:6</p> <p>project 4:16 5:4 10:11 14:6,19 16:1 19:21 29:18 30:1,8, 15 35:6,7,12 36:4, 10,12 37:11,13</p> <p>projects 4:9 34:16</p> <p>properties 13:13</p> <p>property 13:19 14:12 16:8,14 35:1</p> <p>proposal 13:1</p> <p>proposes 37:11</p> <p>provide 16:9 20:13 21:18</p> <p>providing 19:11 22:14</p> <p>Proving 7:10 25:20 26:4,16</p> <p>public 5:20 6:6 22:17</p> <p>pull 33:15</p> <p>pulled 34:4 35:11 37:12</p> <p>purpose 13:16</p> <p>push 31:20</p> <p>pushed 32:5</p> <p>pushes 17:19</p> <p>pushing 13:18</p> <p>put 3:12 4:5,6,15 8:21 18:21 19:2 23:17 24:3,4,6,12 28:10 30:11 36:17</p> <p>puts 30:16</p> <p>putting 5:13 28:7</p>	<hr/> <p>Q</p> <hr/> <p>question 3:16,19 5:18 7:1 8:18 9:19 10:10 11:10 12:20 13:8 16:17 19:20 20:4,15 21:4 22:11, 16,20 27:3,9,15,20 28:5,14 34:10 35:17, 18</p> <p>questions 3:8,10 20:18 23:21 24:9 25:11,17 34:12 35:18 37:3</p> <p>quick 37:4</p> <p>Quinn 3:16 7:9 8:2, 18,19 9:17,20 16:17, 20 17:8,9 18:7 19:6 24:12,13 25:6,13,18, 19 26:6 27:2 32:19 36:14,15,19</p> <hr/> <p>R</p> <hr/> <p>R4 31:7</p> <p>radius 8:6 11:21</p> <p>Ravens 19:1</p> <p>reach 25:3</p> <p>read 10:3</p> <p>Reader 33:9,16</p> <p>ready 5:14 32:8,10, 15</p> <p>reap 20:12 31:19</p> <p>reason 32:2</p> <p>rec 6:9 10:19</p> <p>record 3:8 23:18 37:8</p> <p>recorded 17:15</p> <p>records 36:1</p> <p>recruiting 29:3</p> <p>recs 21:16</p> <p>redirected 20:1</p>
--	---	---	--	---

COPPERMINE COMMUNITY INPUT MEETING

January 11, 2021 Index: reduction..tend

reduction 7:13 refer 33:11 region 21:15 regular 31:15 reiterate 16:2 relationship 29:6 relay 3:13 remaining 30:4 rent 6:1,7,14 29:4 renting 6:4 repeat 21:3 replace 34:21 reply 20:16 report 25:3 reporter 23:16 36:8 37:6 Reporting 37:1 representative 7:20 24:8 representatives 31:20 representing 3:17 16:21 require 28:2 reserve 29:6 resident 12:16 residential 14:21 31:8 residents 15:1 resource 32:14 34:8 resources 33:6 responded 20:4 response 37:20 restaurants 9:5 11:20 12:13 restrictions 8:21	results 7:3 risk 26:8 River 34:16 35:6,11 road 10:5 12:21 17:1 18:8 22:5 23:4 27:7 roads 22:17 23:13 Ron 20:18 Ronald 22:16,20 25:15 rooms 11:20 29:7 Route 20:2,11 33:1 run 5:11 20:20 21:7, 12,19,21 22:1,4 26:9 28:1,21 29:1,2 32:8, 15 running 4:12 10:20 12:20 18:10 30:3 37:15,17 runs 10:17 Rysinski 3:16,17,19 4:18 5:6,15 16:20 <hr/> S <hr/> safe 20:8 sales 9:9 sat 24:13 Saturday 12:1 28:16,20,21 Saturday/sunday 28:16 save 12:17 scheduled 6:4 scoping 7:15 screaming 10:16 27:11 screen 37:12 season 4:11 32:10 security 17:2,4 sell 10:2	send 36:16 sense 32:6 sensor 13:18 serve 19:5 service 19:11 services 12:18 setback 31:9 share 23:16 34:13 36:20 shining 15:12 shops 33:2 shovel 4:15 shovels 27:19 30:11 show 18:20 33:15 showed 15:4 showing 31:9 side 3:10 26:7 30:5 sign 22:17 signage 23:1,3,5,7, 13 significantly 16:6 similar 6:5 14:20 15:3 sister 10:19 site 4:8 13:18 16:11 24:14 31:5 34:7 35:7,8 situation 14:20 15:17 soccer 11:3 21:13, 16,20 sooner 28:6 sort 5:1 27:11 31:2 37:12 sorts 21:20 sounds 26:21 36:4 south 7:11 26:7,18	space 15:8 17:16 18:19 21:16 22:7 spare 23:17 speak 11:16 28:11 SPEAKER 12:5 27:3 34:14 36:6,9 speaking 25:19 speed 25:15 spend 20:13 Spiker 3:3,18 5:17, 18 6:21 7:15 8:17 10:3,4,15 11:8 12:3, 8 13:5 16:16,18 19:20 20:17 21:5 22:8,10 23:15 24:6 25:2,10,14 26:3,20 27:4 28:4,5 30:5,16 31:3,21 32:18 33:13, 17 34:17 35:16 37:1, 9,21 spill 14:15 16:6 spillage 15:4 sports 11:4 12:11 13:7 15:16 20:6,9 32:14 squatters 15:7 stages 28:11 stall 10:2 start 3:20 4:9,14 29:19 30:11 starting 5:4 27:18 33:1 state 3:7 16:18 27:4 stay 10:12 12:1,2 20:10 28:12,15,17, 18,20 29:5 staying 8:11 20:15 stays 28:3 step 30:6 32:4 34:6 streaming 19:11,18 Street 12:9	structured 26:9 students 26:8,12 studies 7:12 12:10 study 7:1,4 24:15 stuff 28:2 submit 31:14 suffering 3:15 suggested 13:17 suggestion 36:6 summary 3:5 37:4 summer 20:21 21:7, 21 22:1,4 32:9,10,16 Sunday 28:17,20 support 32:20 33:3 surrounding 13:3, 15 20:2 swim 22:3 synergistic 19:4 32:13 <hr/> T <hr/> takes 33:19 taking 7:12 18:18 talk 19:1 24:19 31:19 talked 37:4 talking 17:7 tax 30:7 taxes 12:17 taxpayer 6:6 12:17 teams 6:9,10,12,16, 18 8:4,11 11:21 12:3 18:16,17 23:6,11 technology 3:4 13:10 37:5 ten 37:7 tend 8:9
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COPPERMINE COMMUNITY INPUT MEETING

January 11, 2021Index: thing..zoning

<p>thing 3:11 18:6 19:10</p> <p>things 5:1 6:2 13:16 15:2 18:4 19:2,4 21:21 30:6 32:1 33:2 36:17 37:17</p> <p>thinking 19:7</p> <p>thought 5:7</p> <p>thousand 4:21</p> <p>thrilled 14:5</p> <p>Thursday 22:10</p> <p>time 8:12 19:17 27:20 35:19 37:15, 17,19</p> <p>times 6:14 10:10</p> <p>today 31:13</p> <p>tonight 33:12</p> <p>tool 33:10</p> <p>top 14:9</p> <p>touch 24:1</p> <p>tourism 12:11 20:6</p> <p>tournament 8:9,10, 13 9:8 21:1 28:11, 16,19 32:10</p> <p>tournaments 10:18 11:3,14,17 18:10 20:19 21:5,13 28:13 32:16</p> <p>tourney 21:8</p> <p>track 3:14</p> <p>traffic 5:21 6:21 7:1, 3,6,10,12,13,15,16, 19,20 8:3 9:16</p> <p>transform 16:1</p> <p>transportation 22:2</p> <p>travel 20:9 21:1,8</p> <p>trees 13:2</p> <p>truck 9:7</p> <p>trucks 9:1,4</p>	<p>turf 3:20,21 4:2,5,13, 16 5:3,8,9 11:15 27:18 28:7,9,10 29:11,13,18</p> <p>Turner 20:3,15</p> <p>twelve 22:1</p> <p>type 8:4,10 9:14 17:14 18:6 21:9 33:18</p> <p>types 29:5</p> <p>typical 28:19</p> <p>typically 8:4,7 23:2, 7,14</p> <p>typing 33:18</p> <hr/> <p>U</p> <hr/> <p>ultimate 28:8</p> <p>Umm 34:17</p> <p>underprivileged 19:2</p> <p>understanding 13:9</p> <p>unfamiliar 32:3</p> <p>UNIDENTIFIED 12:5 27:3 34:14 36:6,9</p> <p>updates 36:10,16</p> <p>utilized 29:9</p> <p>utilizing 18:18</p> <hr/> <p>V</p> <hr/> <p>vastly 13:10</p> <p>vegetation 13:2</p> <p>vendor 9:11</p> <p>vendors 9:6,21</p> <p>versus 14:21</p> <p>vested 32:12,13</p> <p>video 17:15</p>	<p>viewing 7:2</p> <p>virtually 14:12</p> <p>Visit 22:14</p> <p>volume 5:21</p> <hr/> <p>W</p> <hr/> <p>walking 16:14 36:2</p> <p>wanted 3:19 17:1,12 29:2 35:3</p> <p>watching 34:4</p> <p>ways 17:13</p> <p>web 34:4</p> <p>website 33:10,14,20 34:3 36:1</p> <p>week 17:19 21:13,14 34:1</p> <p>weekends 8:9 10:21 11:2,5,7</p> <p>weekly 6:2</p> <p>weeks 11:6 18:10, 11 24:18</p> <p>weighing 5:2</p> <p>wholesome 15:13</p> <p>wide 13:13</p> <p>win-win 15:17</p> <p>windows 15:12</p> <p>Windsor 13:6 14:3, 19 19:9 31:17</p> <p>wired 17:5</p> <p>wise 26:19</p> <p>words 33:6</p> <p>work 9:4 14:5 29:6 30:3 35:4</p> <p>worked 35:3</p> <p>working 4:2 8:14 30:21 35:6</p> <p>works 37:5</p> <p>world 37:11</p>	<p>write 32:4</p> <hr/> <p>Y</p> <hr/> <p>yard 14:17</p> <p>year 10:11,21 11:2, 6,7 12:7,12 18:11 30:10</p> <p>yelling 27:11</p> <p>Yost 33:10</p> <p>young 15:15</p> <p>youth 15:11</p> <hr/> <p>Z</p> <hr/> <p>zone 14:13</p> <p>zoned 31:7</p> <p>zoning 31:2,6,7,11</p>	
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